

**So Ordered.**

**Dated: October 2nd, 2023**



A handwritten signature in black ink, appearing to read "J. Holt".

**Whitman L. Holt**  
**Bankruptcy Judge**

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**UNITED STATES BANKRUPTCY COURT**  
**EASTERN DISTRICT OF WASHINGTON**

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In re:

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ICAP ENTERPRISES, INC.,

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Debtor.

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ICAP PACIFIC NW MANAGEMENT,  
LLC,

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Debtor.

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ICAP VAULT MANAGEMENT, LLC,  
Debtor.

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ICAP VAULT, LLC,

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Debtor.

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ICAP VAULT 1, LLC,

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Debtor.

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VAULT HOLDING 1, LLC,

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Debtor.

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REVISED ORDER GRANTING DEBTORS' *EX PARTE* MOTION FOR ENTRY OF ORDER: (I) DIRECTING THE JOINT ADMINISTRATION OF THESE CASES; AND (II) GRANTING RELATED RELIEF - 1

BUCHALTER  
1420 FIFTH AVENUE, SUITE 3100  
SEATTLE, WA 98101-1337  
TELEPHONE: 206.319-7052

1	ICAP INVESTMENTS, LLC, Debtor.	Chapter 11 Case No. 23-01255-11
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4	ICAP PACIFIC NORTHWEST OPPORTUNITY AND INCOME FUND, LLC, Debtor.	Chapter 11 Case No. 23-01248-11
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7	ICAP EQUITY, LLC, Debtor.	Chapter 11 Case No. 23-01247-11
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10	ICAP PACIFIC INCOME 4 FUND, LLC, Debtor.	Chapter 11 Case No. 23-01251-11
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13	ICAP PACIFIC INCOME 5 FUND, LLC, Debtor.	Chapter 11 Case No. 23-01249-11
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16	ICAP NORTHWEST OPPORTUNITY FUND, LLC, Debtor.	Chapter 11 Case No. 23-01253-11
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19	725 BROADWAY, LLC, Debtor.	Chapter 11 Case No. 23-01245-11
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22	SENZA KENMORE, LLC Debtor.	Chapter 11 Case No. 23-01254-11
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26	REVISED ORDER GRANTING DEBTORS' <i>EX PARTE</i> MOTION FOR ENTRY OF ORDER: (I) DIRECTING THE JOINT ADMINISTRATION OF THESE CASES; AND (II) GRANTING RELATED RELIEF - 2	BUCHALTER 1420 FIFTH AVENUE, SUITE 3100 SEATTLE, WA 98101-1337 TELEPHONE: 206.319-7052

1	UW 17TH AVE, LLC, Debtor.	Chapter 11 Case No. 23-01267-11
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4	ICAP BROADWAY, LLC, Debtor.	Chapter 11 Case No. 23-01252-11
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6	VH 1121 14TH LLC, Debtor.	Chapter 11 Case No. 23-01264-11
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9	VH SENIOR CARE LLC, Debtor.	Chapter 11 Case No. 23-01266-11
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11	VH WILLOWS TOWNHOMES LLC, Debtor.	Chapter 11 Case No. 23-01262-11
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14	ICAP @ UW, LLC, Debtor.	Chapter 11 Case No. 23-01244-11
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16	VH 2ND STREET OFFICE LLC, Debtor.	Chapter 11 Case No. 23-01259-11
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19	VH PIONEER VILLAGE LLC, Debtor.	Chapter 11 Case No. 23-01263-11
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22	ICAP FUNDING LLC Debtor.	Chapter 11 Case No. 23-01246-11
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REVISED ORDER GRANTING DEBTORS' *EX PARTE* MOTION FOR ENTRY OF ORDER: (I) DIRECTING THE JOINT ADMINISTRATION OF THESE CASES; AND (II) GRANTING RELATED RELIEF - 3

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1	ICAP MANAGEMENT LLC Debtor.	Chapter 11 Case No. 23-01268-11
2	ICAP REALTY, LLC Debtor.	Chapter 11 Case No. 23-01260-11
3	VAULT HOLDING, LLC, Debtor.	Chapter 11 Case No. 23-01270-11
4	ICAP PACIFIC DEVELOPMENT LLC, Debtor.	Chapter 11 Case No. 23-01271-11
5	ICAP HOLDING LLC, Debtor.	Chapter 11 Case No. 23-01272-11
6	ICAP HOLDING 5 LLC, Debtor.	Chapter 11 Case No. 23-01273-11
7	ICAP HOLDING 6 LLC, Debtor.	Chapter 11 Case No. 23-01274-11
8		<b>REVISED ORDER GRANTING DEBTORS' <i>EX PARTE</i> MOTION FOR ENTRY OF ORDER (I) DIRECTING THE JOINT ADMINISTRATION OF THESE CASES; AND (II) GRANTING RELATED RELIEF</b>
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26	REVISED ORDER GRANTING DEBTORS' <i>EX PARTE</i> MOTION FOR ENTRY OF ORDER: (I) DIRECTING THE JOINT ADMINISTRATION OF THESE CASES; AND (II) GRANTING RELATED RELIEF - 4	BUCHALTER 1420 FIFTH AVENUE, SUITE 3100 SEATTLE, WA 98101-1337 TELEPHONE: 206.319-7052

1       Upon the motion [ECF No. 2 in Case No. 23-01243-WLH11] and  
2 supplement [ECF No. 5 in Case No. 23-01243-WLH11] thereto (collectively, the  
3 “Motion”)<sup>1</sup> of the above-captioned debtors and debtors in possession (the “Debtors”)  
4 pursuant to Federal Rules of Bankruptcy Procedure 1015(b) and Rule 1015-1(b) of  
5 the Local Rules of the United States Bankruptcy Court for the Eastern District of  
6 Washington, for an order: (I) directing the joint administration of these cases; and  
7 (II) granting related relief, all as more fully set forth in the Motion; and upon  
8 consideration of the Miller Dec.; it further appearing that the court has jurisdiction  
9 over this matter; and it further appearing that the relief requested in the Motion is in  
10 the best interests of the Debtors, their estates, and their creditors; and good cause  
11 appearing therefor,

12       **IT IS HEREBY ORDERED** that the Motion is granted.

13       **IT IS FURTHER ORDERED** that the above captioned chapter 11 cases be  
14 jointly administered by the court under the **lead** Case No. 23-01243-WLH11, which  
15 joint administration shall include the following:

- 16       (i)      use of a single pleadings docket for administrative matters under the  
17               proposed lead case: *In re iCap Enterprises, Inc.*; and the filing, lodging  
18               and docketing of pleadings and orders, where appropriate;
- 19       (ii)     use of a single pleading caption;
- 20       (iii)    use of a consolidated mailing matrix (or matrices), and the combining  
21               of notices to creditors and other parties-in-interest, where appropriate;
- 22       (iv)    combined scheduling of hearings, where appropriate;
- 23       (v)     consolidated billing by professionals employed by the estates, subject to  
24               review and apportionment of billing should the need arise; and

25       <sup>1</sup> Capitalized terms used but not defined herein have the meanings ascribed to them in the Motion.  
26       REVISED ORDER GRANTING DEBTORS’ EX  
          PARTE MOTION FOR ENTRY OF ORDER: (I)  
          DIRECTING THE JOINT ADMINISTRATION OF  
          THESE CASES; AND (II) GRANTING RELATED  
          RELIEF - 5

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1 (vi) joint handling of other administrative matters that may aid in the  
2 expeditious and economical administration of the Debtors' estates.

3 **IT IS FURTHER ORDERED** that nothing contained in this order or the  
4 Motion shall be deemed or construed as directing or otherwise effecting a  
5 substantive consolidation of **any of** the above-captioned cases.

6 **IT IS FURTHER ORDERED** that pleadings in these cases must use a  
7 caption substantially in the form attached to this order as **Exhibit A**.

8 **IT IS FURTHER ORDERED** that the Clerk of the Court place the following  
9 notation in the docket for each of the Debtors' Chapter 11 Cases:

10 An Order has been entered in this case directing the  
11 procedural consolidation and joint administration of the  
12 chapter 11 cases of iCap Enterprises, Inc. (Case No. 23-  
13 01243-11); iCap Pacific NW Management, LLC (Case  
14 No. 23-01261-11); iCap Vault Management, LLC (Case  
15 No. 23-01258-11); iCap Vault, LLC (Case No. 23-01256-  
16 11); iCap Vault 1, LLC (Case No. 23-01257-11); Vault  
17 Holding 1, LLC (Case No. 23-01265-11); iCap  
18 Investments, LLC (Case No. 23-01255-11); iCap Pacific  
19 Northwest Opportunity and Income Fund, LLC (Case No.  
20 23-01253-11); iCap Equity, LLC (Case No. 23-01247-11);  
21 iCap Pacific Income 4 Fund, LLC (Case No. 23-01251-  
22 11); iCap Pacific Income 5 Fund, LLC (Case No. 23-  
23 01249-11); iCap Northwest Opportunity Fund, LLC (Case  
24 No. 23-01253-11); 725 Broadway, LLC (Case No. 23-  
25 01245-11); Senza Kenmore, LLC (Case No. 23-01254-  
26 11); iCap Campbell Way, LLC (Case No. 23-01250-11);  
UW 17th Ave, LLC (Case No. 23-01267-11); iCap  
Broadway, LLC (Case No. 23-01252-11); VH 1121 14th  
LLC (Case No. 23-01264-11); VH SeniorCare LLC (Case  
No. 23-01266-11); VH Willows Townhomes LLC (Case  
No. 23-01262-11); iCap @ UW, LLC (Case No. 23-  
01244-11); VH 2nd Street Office, LLC (Case No. 23-  
01259-11); VH Pioneer Village LLC (Case No. 23-01263-  
11); iCap Funding LLC (Case No. 23-01246-11); iCap  
Management LLC (Case No. 23-01268-11); iCap Realty,  
LLC (Case No. 23-01260-11); Vault Holding, LLC (23-  
01270-11); iCap Pacific Development LLC (23-01271-  
11); iCap Holding LLC (23-01272-11); iCap Holding 5  
LLC (23-01273-11); and iCap Holding 6 LLC (23-01274-  
11).

27 REVISED ORDER GRANTING DEBTORS' *EX*  
28 *PARTE* MOTION FOR ENTRY OF ORDER: (I)  
29 DIRECTING THE JOINT ADMINISTRATION OF  
30 THESE CASES; AND (II) GRANTING RELATED  
31 RELIEF - 6

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33 1420 FIFTH AVENUE, SUITE 3100  
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11). Consult the Docket in (Case No. 23-01243-11) for all  
2 matters affecting these cases.

3 **IT IS FURTHER ORDERED** that the court shall, and hereby does, retain  
4 jurisdiction **and power** with respect to all matters arising from or related to the  
5 implementation and interpretation of this order.

6 **IT IS FURTHER ORDERED** that the Debtors shall serve a copy of this  
7 order upon all parties in interest by mail, or as otherwise approved by this court  
8 pursuant to the ~~d~~Debtors' contemporaneously-filed motion seeking approval of  
9 modified notice procedures.

10 //End of Order///  
11

12 PRESENTED BY:

13 /s/ Dakota Pearce  
14 DAKOTA PEARCE (WSBA 57011)

15 BERNARD D. BOLLINGER, JR. (*pro hac vice* pending)  
16 JULIAN I. GURULE (*pro hac vice* pending)  
17 KHALED TARAZI (*pro hac vice* pending)  
18 BUCHALTER, a Professional Corporation

19 *Proposed Counsel to Debtors*

20 \* Changes made by court  
21  
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26 REVISED ORDER GRANTING DEBTORS' *EX  
PARTE* MOTION FOR ENTRY OF ORDER: (I)  
DIRECTING THE JOINT ADMINISTRATION OF  
THESE CASES; AND (II) GRANTING RELATED  
RELIEF - 7

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**EXHIBIT A**

**UNITED STATES BANKRUPTCY COURT  
EASTERN DISTRICT OF WASHINGTON**

In re:

ICAP ENTERPRISES, INC., *et al.*,  
Debtors.<sup>1</sup>

## Chapter 11

Lead Case No. 23-01243-WLH11  
Jointly Administered

<sup>1</sup> The Debtors (along with their case numbers) are iCap Enterprises, Inc. (23-01243-11); iCap Pacific NW Management, LLC (23-01261-11); iCap Vault Management, LLC (23-01258-11); iCap Vault, LLC (23-01256-11); iCap Vault 1, LLC (23-01257-11); Vault Holding 1, LLC (23-01256-11); iCap Investments, LLC (23-01255-11); iCap Pacific Northwest Opportunity and Income Fund, LLC (23-01253-11); iCap Equity, LLC (23-01247-11); iCap Pacific Income 4 Fund, LLC (23-01251-11); iCap Pacific Income 5 Fund, LLC (23-01249-11); iCap Northwest Opportunity Fund, LLC (23-01253-11); 725 Broadway, LLC (23-01245-11); Senza Kenmore, LLC (23-01254-11); iCap Campbell Way, LLC (23-01250-11); UW 17th Ave, LLC (23-01267-11); iCap Broadway, LLC (23-01252-11); VH 1121 14th LLC (23-01264-11); VH Senior Care LLC (23-01266-11); VH Willows Townhomes LLC (23-01262-11); iCap @ UW, LLC (23-01244-11); VH 2nd Street Office, LLC (23-01259-11); VH Pioneer Village LLC (23-01263-11); iCap Funding LLC (23-01246-11); iCap Management LLC (23-01268-11); iCap Realty, LLC (23-01260-11); Vault Holding, LLC (23-01270-11); iCap Pacific Development LLC (23-01271-11); iCap Holding LLC (23-01272-11); iCap Holding 5 LLC (23-01273-11); and iCap Holding 6 LLC (23-01274-11).

REVISED ORDER GRANTING DEBTORS' *EX PARTE* MOTION FOR ENTRY OF ORDER: (I) DIRECTING THE JOINT ADMINISTRATION OF THESE CASES; AND (II) GRANTING RELATED RELIEF - 8

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